

159.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

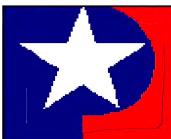
945,000 / 945,000

USE VALUE:

945,000 / 945,000

ASSESSED:

945,000 / 945,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HANLEY JOHN J III & SIOBHAN I	
Owner 2:	
Owner 3:	

Street 1: 149 WACHUSETT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HANLEY JOHN J III & SIOBHAN I -

Owner 2: TRS/149 WACHUSETT AVE NOMINEE -

Street 1: 149 WACHUSETT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 3508 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	523,000	2,000	420,000	945,000		105601
							GIS Ref
							GIS Ref
							Insp Date
							06/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	523,000	2000	6,000.	420,000	945,000		Year end	12/23/2021
2021	101	FV	507,800	2000	6,000.	420,000	929,800		Year End Roll	12/10/2020
2020	101	FV	507,800	2000	6,000.	420,000	929,800		929,800 Year End Roll	12/18/2019
2019	101	FV	373,400	2000	6,000.	420,000	795,400		795,400 Year End Roll	1/3/2019
2018	101	FV	372,300	2000	6,000.	354,000	728,300		728,300 Year End Roll	12/20/2017
2017	101	FV	372,300	2000	6,000.	324,000	698,300		698,300 Year End Roll	1/3/2017
2016	101	FV	372,300	2000	6,000.	276,000	650,300		650,300 Year End	1/4/2016
2015	101	FV	363,500	2000	6,000.	240,000	605,500		605,500 Year End Roll	12/11/2014

Parcel ID 159.0-0005-0007.0

!12402!

PRINT

Date

Time

12/30/21

14:38:20

LAST REV

Date

Time

07/14/20

10:52:46

12402

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANLEY JOHN J I	74897-253	1	6/16/2020	Convenience	99	No	No		
HANLEYJOHN J II	65589-201		6/23/2015	Convenience	99	No	No		
HANLEYJOHN J II	63455-170		4/4/2014	Convenience	1	No	No		
HANLEY III JOHN	58710-173		3/19/2012	Convenience	99	No	No		
HANLEY JOHN J I	57925-443		11/22/2011	Convenience	100	No	No		
HANLEY JOHN J I	56229-211		1/5/2011	Convenience	100	No	No		
HANLEY JOHN J I	55880-292		11/22/2010	Convenience	100	No	No		
HANLEY JOHN S/S	54841-123		6/17/2010	Convenience	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/11/2014	334	Redo Bas	125,470						6/12/2018	MEAS&NOTICE	BS	Barbara S
5/29/2012	659	Siding	34,215					STRIP SIDING / INS	5/21/2014	External Ins	PC	PHIL C
7/6/2010	787	Wood Dec	6,500					8X14 REAR DECK	3/12/2009	Inspected	189	PATRIOT
6/15/2007	445	Addition	145,000	C		G9	GR FY09	2 STORY & REDO 2 B	12/8/2008	Measured	294	PATRIOT
6/20/2006	494	Manual	4,900	C				entrance/porch and	1/4/2000	Inspected	264	PATRIOT
									12/7/1999	Mailer Sent		
									12/1/1999	Measured	272	PATRIOT
									7/22/1993		TH	

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

